



WALKER PROPERTIES (19290245)

SIGN UP FOR EMAIL ALERTS

SW CORNR OF BLOOMFIELD AVE & LAKELAND RD
SANTA FE SPRINGS, CA 90670
LOS ANGELES COUNTY
SITE TYPE: STATE RESPONSE OR NPL

PROJECT MANAGER: MANJUL BOSE
SUPERVISOR: RITA KAMAT
OFFICE: CLEANUP CHATSWORTH
PRESS CONTACT: JEANNE GARCIA

Site Information

CLEANUP STATUS

CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 11/24/1998

SITE TYPE: STATE RESPONSE OR NPL

NATIONAL PRIORITIES LIST: NO

ACRES: 21 ACRES

APN: 8025-002-023

CLEANUP OVERSIGHT AGENCIES:

DTSC - SITE CLEANUP PROGRAM

ENVIROSTOR ID:

SITE CODE:

SPECIAL PROGRAM:

FUNDING:

ASSEMBLY DISTRICT:

SENATE DISTRICT:

19290245

300165

RESPONSIBLE PARTY

56

30

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION

FUEL - AIRCRAFT STORAGE/ REFUELING, FUEL - VEHICLE STORAGE/ REFUELING, FUEL
TERMINALS, JET FUEL STORAGE/REFUELING, OIL FIELD, RECYCLING - USED OIL,
TRANSPORTATION - PIPELINE

POTENTIAL CONTAMINANTS OF CONCERN

LEAD

PETROLEUM

POLYCHLORINATED BIPHENYLS (PCBS)

UNCATEGORIZED

VOLATILE ORGANICS (8260B VOCS)

POTENTIAL MEDIA AFFECTED

OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL

Site History

The Walker Properties site was used by Getty Oil Company for the handling and storage of hydrocarbon products, during which time drilling fluids were disposed in onsite sumps. Lakewood Oil Service, Inc. used the northwestern portion of the property to store used crankcase oil and waste diesel fuel in tanks until it could be sold to a recycler. During the past, oil containing polychlorinated biphenyls (PCBs) and lead were disposed of in the area adjacent to Lakewood Oil's tanks. An underground tank was removed from this area in April 1990. However, soils with extensive PCB and heavy metal contamination remain. A hydrocarbon liquid, suspected to be JP-5 jet fuel, was stored on the southwest corner of the property. Soils in this area contain elevated levels of volatile contaminants. The pathways of concern are inhalation, soil ingestion, dermal contact and groundwater ingestion. The remaining area of the property has soil contaminated with petroleum hydrocarbons and some material containing asbestos. The RI/FS was approved in 1996. Only the PCB contamination in the Lakewood Section presented an unacceptable risk. A RAP approved in 1997 chose capping the PCB area as the remedial alternative. Cap installed. Site certified in 1998There is a deed restriction in place and an operation and maintenance (O & M) for the asphalt/concrete cap. DTSC recovered \$11,000 in past costs from BC partners. The site was redeveloped in 2003.

Land Use Restrictions

DISCLAIMER: The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please see the Land Use Restriction document by, clicking on the "VIEW COVENANT" link.

VIEW COVENANT

DATE RECORDED

8/27/1998

SITE MANAGEMENT REQUIREMENTS

- ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
- REQUIRES SURFACE COVERS
- DAY CARE CENTER PROHIBITED
- ELDER CARE CENTER PROHIBITED
- NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
- CHECK FOR CRACKS IN FOUNDATION
- HOSPITAL USE PROHIBITED
- PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK
- LAND USE COVENANT
- NOTIFY AFTER CHANGE OF PROPERTY OWNER
- NOTIFY PRIOR TO SUBSURFACE WORK
- ACTIVITIES PROHIBITED WHICH DISTURB THE REMEDY AND MONITORING SYSTEMS WITHOUT APPROVAL
- RESIDENCE USE PROHIBITED
- PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED

Completed Activities

DOCUMENT TYPE

DATE COMPLETED

COMMENTS

VIEW DOCS

Land Use Restriction - Site Inspection/Visit

11/24/2010

Land Use Restriction - Site Inspection/Visit

11/19/2009

Land Use Restriction - Site Inspection/Visit

10/12/2007

The cap inspection showed that the cap is in excellent shape. No disturbance and all LUC conditions are in compliance.

VIEW DOCS

Operations and Maintenance Report

1/5/2007

Inspection completed.

5 Year Review Reports

9/1/2003

A Five-Year review was conducted on the capped area. The cap was in good condition.

Consent Order

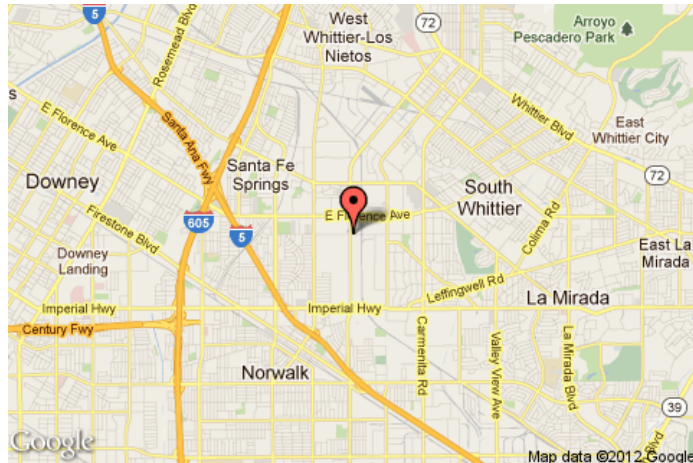
8/14/2002

A Consent Order was signed by DTSC and three settling parties to resolve the settling parties liability concerning hazardous substances released at the 10-acre Walker Property Site.

	Certification	11/24/1998	The site was certified after the implementation of the RAP (installation of a cap over 1 acre of PCB impacted soil) was completed. The remaining 20 acres were evaluated and found not to present a threat to human health or the environment.
VIEW DOCS	Land Use Restriction	8/27/1998	
	Operations and Maintenance Plan	8/27/1998	DEED: A deed restriction was executed for the former Walker Property site. The deed restriction prohibits any disturbance to the asphalt/concrete cap installed in the former Lakewood Section of the property. Also, that portion of the property may not be used for residential purposes. The area measured 160' x 100'. O&M: An O&M Plan was implemented for the inspection and maintenance of an asphalt/concrete cap installed on a 1/2 acre portion of site.
	Remedial Action Completion Report	7/15/1998	
	Design/Implementation Workplan	2/4/1998	Approval of Remedial Design document which specifies the installation of a cap on a portion of the site along with a deed restriction.
	CEQA - Initial Study/ Neg. Declaration	6/13/1997	
VIEW DOCS	Remedial Action Plan	6/13/1997	The Walker Properties site was used by the Getty Oil Company for the handling and storage of hydrocarbon products. Lakewood Oil Service Inc. used the northwestern portion (Parcel 3) to store used crankcase oil and waste diesel fuel in tanks until it could be sold to a recycler. A hydrocarbon liquid was stored on Parcel 2 and is suspected to be JP-5 jet fuel. Parcel 1 has soil contaminated with petroleum hydrocarbons and some asbestos-containing materials.
	Remedial Investigation / Feasibility Study	6/5/1996	DTSC approved the Remedial Investigation/Feasibility study. The next step is the preparation of the Remedial Action Plan.
	Removal Action Completion Report	1/9/1996	A Removal Action was conducted at the Walker Property site on December 5th and 6th, 1995. The soil of the 21 acre site is contaminated with PCBs, lead, waste oil, and diesel fuel. Weeds had overgrown the site and were causing a fire hazard. A fire on a site contaminated with PCB's has the potential to release highly toxic dioxins and furans into the atmosphere. The weeds were cut down and removed from the property by a licensed property by a licensed contractor.
VIEW DOCS	Removal Action Completion Report	6/5/1995	
VIEW DOCS	Removal Action Completion Report	8/11/1994	The Department provided oversight during the removal of weeds that had overgrown the site which is contaminated with PCB's, waste oil, diesel and jet fuel, and metals.
VIEW DOCS	Removal Action Completion Report	3/22/1994	The Removal Action (RA) consisted of removing 100 sq. ft. of friable ACBM and 50 sq. ft. of asbestos contaminated soil surrounding the equipment. The ACBM and contaminated soil were transported to an off-site facility.
VIEW DOCS	Removal Action Completion Report	1/14/1994	The Removal Action, consisting of the disposal of waste oil and sludge that was contained in storage tanks located on the site, was completed January 7, 1994.
VIEW DOCS	Removal Action Completion Report	12/23/1993	The Department provided oversight of the removal activities at the Walker Properties site. The Removal Action consisted of the removal of 52 overpacked 55 gal drums, 4 closed top bins with contaminated soil, and 1 bin containing crushed drums. The wastes in the overpacked drums and bins were consolidated from over 200 drums in deteriorating condition that were left onsite from previous on site operations and soil and groundwater investigations.
VIEW DOCS	Removal Action Completion Report	11/19/1993	Weeds had overgrown the site and were causing a fire hazard. A fire on a site contaminated with PCB's has the potential to release highly toxic dioxins and furans into the atmosphere. It was also necessary to remove the weeds in order to prepare a new topographical map.
VIEW DOCS	Removal Action Completion Report	6/3/1993	
	Public Participation Plan / Community Relations Plan	6/2/1993	
	Unilateral Order (VSE, RAO, CAO, EPA AO)	10/26/1992	
	Removal Action Completion Report	7/23/1992	
	Unilateral Order (VSE, RAO, CAO, EPA AO)	3/30/1992	
	Preliminary Endangerment Assessment Report	7/12/1990	
	Removal Action Completion Report	4/30/1990	Removal Action: Underground tank removal.
	Preliminary Assessment Report	2/23/1987	Preliminary Assessment Done: Lakewood stored used oil and diesel. Getty disposed of drill fluids in sumps. Site is on BEP and scheduled for mitigation. Hazard Ranking package completed in October 1989. Getty was taken over by Texaco.
	Site Screening	1/22/1987	Site Screening Done: In 1967, sump materials spread onsite to air dry and mixed with clean fill. Drainage in east filled to grade.
	* Discovery	10/15/1980	Facility Identified: LACE (Lakewood Oil).

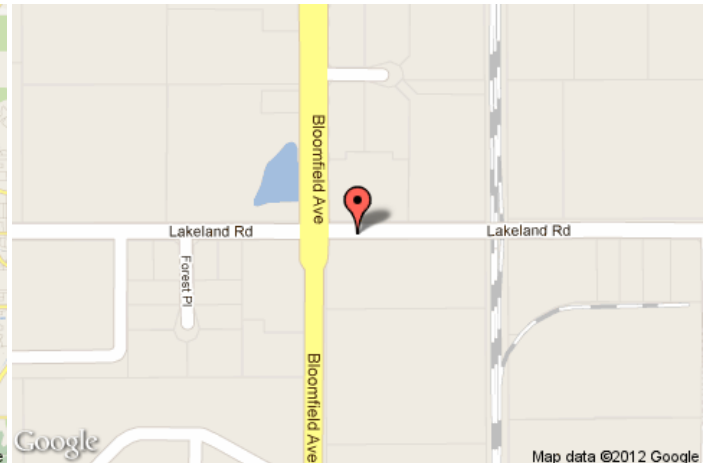
FOR AN INTERACTIVE MAP, CLICK ON AN IMAGE BELOW

OVERVIEW:



SATELLITE:

MAP VIEW:



TERRAIN:



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